



LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

City of Springfield

INTEROFFICE MEMORANDUM

DATE: January 30, 2015

RE: Landmarks Board Meeting

Please, find attached the agenda for the Landmarks Board meeting on **February 4, 2015**.
No tour is being offered.

A handwritten signature in cursive script, reading "Daniel Neal", written over a horizontal line.

Daniel Neal
Senior Planner

Landmarks Board

City of Springfield - Historic City Hall - Council Chambers
830 Boonville Avenue

February 4, 2015

5:30 p.m.



Laurel Bryant
Real Estate Representative
Chair

David Eslick
Historian Representative

Len Eagleburger
At-Large Representative

Gary Bishop
Walnut Street Representative
Vice-Chair

David Brown
Mid-Town Representative

Joel Thomas
Architect Representative

Nancy Crandall
At-Large Representative
Vice-Chair

Paden Chambers
Commercial Street Representative

- I Roll Call**
- II Minutes**
 - A. January 7, 2015**
- III Unfinished Business**
 - A. Certificate of Appropriateness**
 - 1. 1104 E. Walnut: Install a new detached sign**
 - B. Certified Local Government Review**
 - 1. Timmons Temple National Nomination**
 - C. Pre-Application Review**
- IV New Business**
 - A. Certificates of Appropriateness**
 - B. Certified Local Government Review**
 - C. Pre-Application Review**
- V Communications**
- VI Reports**
 - A. Report on committees**
 - 1. Application**
 - 2. Demolition**
 - 3. Historic Sites and Districts**
 - a. Mid-Century Modern – Potential Historic Structures**
 - b. Ozarks Rock Structures Survey**
 - 4. Communications**
 - 5. Awards and Recognition**
 - 6. Design Guidelines**
 - B. Administrative approval of C of A's**
 - 1. 1014 E. Walnut: Renew a previously approved C of A**
- VII Any other matters that fall under the jurisdiction of the Board**
- VIII Adjournment**

Note: In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's office at 864-1443 at least 3 days prior to the scheduled meeting.

MINUTES OF THE LANDMARKS BOARD

DATE: January 7, 2015

TIME: 5:30 pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time in City Council Chambers, third floor of Historic City Hall with the following members and City of Springfield staff in attendance: Laurel Bryant (Chair), Gary Bishop (Vice-chair), Nancy Crandall (Vice-chair), Ann Bayliff, David Eslick, and Len Eagleburger; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Sandy Goddard, Administrative Assistant. Absent: David Brown and Joel Thomas.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of December 3, 2014 were approved unanimously.

UNFINISHED BUSINESS:

A. Certificate of Appropriateness

1. 614 South Avenue: Install a new monument sign

Ms. Bryant opened the public hearing.

Mr. Tim Harris, Pinnacle Sign, 505 N. Glenstone, 65802 showed a rendering of the sign, noting they had listed to the Board's suggestions from the previous meeting and have incorporated in most all of the specific comments that were made specifically with the design and structure of the sign. The mansard roof has been incorporated that matches the roof on the Day House and the lattice decoration beneath the eave. The color band underneath the roof portion of the sign matches specifically to the house also. They removed the name plate of the Betty/Bobby Allison House that was in an arch and have taken that out based on Board comments of the appearance of it being too busy. They have retained the aluminum plate for the historical marker, specifically with the date of the house on it. The logo currently reflected will probably be changed; it is going to incorporate the name of Mr. Allison into the name of the counseling center. It will be in compliance with suggestions from the Board so Bell Advertising is putting together a logo that will enhance and add to the sign with the historical element as well.

Ms. Bryant asked if the font will be the same or similar.

Mr. Harris commented he believes it will be as he was told it will have more of a historical feeling to it and less modern.

Mr. Eslick asked about the lighting.

Mr. Harris provided a rendering of the lighted view of the sign; there will be muted lighting from the backslash that will light up the brick. The logo lighting is a muted light that is internally lit with LED's.

Mr. Neal noted for the record the Mr. Joel Thomas is present.

Ms. Bryant closed the public hearing.

Mr. Eslick thanked the applicant for complying with the suggestions and requests of the Board.

Mr. Bishop commended the applicant for the proposal and the hard work that was went into it; particularly the mansard roof element and agreed with Mr. Eslick that it will enhance the property; that is the intention and desire of the Landmark's Board.

Mr. Eslick motioned to **approve** the Certificate of Appropriateness for 614 South Avenue. Ms. Crandall **seconded** the motion. The motion **carried** as follows: Ayes: Bryant, Bishop, Crandall, Eslick, Eagleburger and Thomas. Nays: None. Abstain: None. Absent: Brown.

NEW BUSINESS:

A. Certificates of Appropriateness:

1. 300 W. Grand: Rehabilitate the Maple Park Gazebo

Mr. Richard Burton, 326 N. Boonville, gave a brief overview of the history of the Gazebo; it is a Late Victorian-style wood gazebo constructed prior to June 1876. The property is reflective of both Indo-Saracenic influences and American Octagon architecture popular in the late 19th Century. It was designated a local historic site in August 1974 and it has been determined by the State Historic Preservation Office as potentially eligible for a National Register designation. A notification is being prepared for submission by February 6, 2015, and the Board will get notification of that on March 13, 2015 and available to review in April. Mr. Burton reviewed the scope of work to remediate current deterioration and structural issues and to restore the structure to its historic aesthetic. Mr. Burton provided a description of existing conditions and details of the proposed work. The Maple Park Gazebo is one of the most recognizable landmarks in Springfield; it is one of the oldest remaining wood structures in Springfield; it is the only remaining historic gazebo adding they look forward to the Board's support of the proposed work. Mr. Burton stated Sara Krutsinger President of the Maple Park Cemetery Board of Trustee's is present this evening as well as Karleen Bright, the Cemetery Superintendent to show their support and dedication to this project.

Ms. Bryant thanked Mr. Burton for working on this project; it is such an important structure and highly visible structure from the street and delighted to hear that restoration is possible. Ms. Bryant asked about the weathervane for the gazebo.

Mr. Burton stated they have not located the weathervane yet, but if they cannot find it they have good historical photographic evidence to replicate it.

Ms. Bayliff stated this is a project she is very excited about seeing done.

Mr. Burton stated with approval, they plan to bid the project out this month. They will delay permitting it until April because they want to wait for the nomination to be presented before they complete the work. The plan is to begin the work in the summer and have a great October Fest ribbon cutting in October.

Ms. Bayliff asked if there were any plans in the works for the cottage to be maintained.

Mr. Burton said not at this time, but they have discussed ideas.

Mr. Charles Taylor, 916 N. Fremont Avenue stated they had initially looked at doing a concealed connection by epoxing some dowels into the concrete but with that many posts that it would be too difficult to accurately locate them and then set them all on so they decided to go with angle bracket connection.

Mr. Taylor stated they are also concerned about wind uplift on the structure as well.

Mr. Eslick if the L brackets could be turned in so they are on the inside of the post.

Mr. Taylor stated they could look at that.

Ms. Crandall asked about the railings that they are going to use iron on the stairs.

Mr. Taylor said yes, for the hand rails.

Ms. Crandall asked why they went with iron verses a wood that would match the gazebo.

Mr. Taylor stated he believes the intent was to provide something unobtrusive since there wasn't any existing railing.

Mr. Burton stated that since the gazebo did not originally have hand railings, any hand railings that they add would be a modern feature and the Secretary of Interior Standards indicate that new features should be significantly differentiated from the existing structure; they would not put any wood stylized type of hand railing that might give the impression that that was an original feature. Mr. Burton stated they would use very simple bent metal bar hand railings on either side of the new steps that need to be constructed.

Ms. Bryant closed the public hearing.

Mr. Eslick thanked Mr. Burton for his thorough explanation of what the scope of work is going to be and excited to see the restoration because it has a lot of history.

Ms. Bayliff motioned to **approve** the Certificate of Appropriateness for 300 West Grand. Mr. Eagleburger **seconded** the motion. The motion **carried** as follows: Ayes: Bryant, Bishop, Crandall, Eslick, Eagleburger and Thomas. Nays: None. Abstain: None. Absent: Brown.

2. 1104 E. Walnut: Install a new detached sign in front yard.

Mr. Neal stated that staff is requesting this item be tabled until the next Landmarks meeting.

Mr. Bishop **motioned to table** Certificate of Appropriateness at 1104 E. Walnut be tabled. Ms. Crandall **seconded** the motion. The motion carried as follows: Ayes: Bryant, Bishop, Crandall, Eslick, Eagleburger and Thomas. Nays: None. Abstain: None. Absent: Brown.

B. Certified Local Government Review

1. 934 E. Webster: Timmons Temple National Nomination

Mr. Richard Burton, 326 N. Boonville commented that based on the tremendous progress that is being made on relocation the structure, wanted to express his appreciation to Ms. Bryant for attending the site visit and meeting with SHPO in early December. Mr. Burton stated the current plan is to deconstruct the portico on January 24, 2015, at the same time the building mover has began work deconstructing the interior of the basement so that it is prepared once final permits are available to relocate the building. The plan was to present the nomination to the Missouri Advisory Council on February 20, 2015 and the Board received notification to review the nomination today. By the time the nomination gets in front of the Advisory Council significant progress would have been made in relocating the building that they could not run it which means we would have to go back in May and review the nomination again; at that time the building, hopefully, will be fully relocated and so Mr. Burton stated he will need to rewrite the nomination to list the building as a moved structure under criteria consideration B, rather than as a building on its extant site. Mr. Burton explained that in discussion with the State Historic Preservation Office (SHPO) and with Mr. Neal and the "Save Timmons Temple Group", we have agreed that we will put nomination on hold for this next round of meetings and make the revisions necessary for the criteria consideration B argument. The Board will get another notification on March 13, 2015 to review that nomination and provide your opinion on that nomination.

Mr. Eslick noted that within the next four (4) weeks there will be a lot of activity at the site, and around the first of February, the structure will be on a trailer in Silver Springs Park.

Ms. Bryant asked if they are going to be able to do the basement.

Mr. Burton said he hasn't gotten that update yet. That is another consideration with the nomination; the previous plan was to put it on a concrete block foundation; there is still being consideration being given to putting it on a poured concrete foundation with a basement. Based on the State Historic Preservation Office input, the building could not be listed under criteria A for its ethnic heritage if it was put on a block concrete foundation because so much of the life of the church and the life of the African-American community occurred in the full basement over the history of the building. If it is put on a concrete foundation the Board will probably see a nomination recommending its listing only under criteria C for its architectural style.

Mr. Eslick stated the basement cost is forty thousand (\$40,000), and at this point there is only enough funds to move the structure and maintain it.

Mr. Burton stated it has been removed from the Advisory Council Agenda so there is really, at this point, no nomination to review and the Board will receive another notification March 13, 2015.

Mr. Eslick recommended leaving the item on the Agenda as a reminder.

Communications:

Ms. Bryant communicated with the Board that it is time to renew memberships with the National Alliance of Preservation Commissions and National Trust for Historical Preservations.

Mr. Neal stated this is for LMB funds to go toward these two memberships.

Mr. McDonald stated there should be a motion.

Mr. Bishop asked how long the Board has been members of these organizations.

Mr. Neal stated the NAPC since 2008; the NTHP has been approximately fifteen (15) years.

Mr. Bishop asked the cost.

Ms. Bryant stated NTHP is \$250...

Mr. Neal stated NAPC is approximately \$200 and it is dependent on how large the city is. Mr. Neal stated they offer additional resources through their preservation forum and provide member discounts on any of their conferences.

Mr. Bishop **motioned** to continue the memberships. Mr. Eslick **seconded** the motion. The motion **carried** as follows: Ayes: Bryant, Bishop, Crandall, Eslick, Eagleburger and Thomas. Nays: None. Abstain: None. Absent: Brown.

Mr. Eslick asked if Ms. Stegall has been notified of the Timmons Temple project as she brought it to the attention of the Board more than a year ago.

Ms. Bryant communicated she would contact Ms. Stegall.

Reports:

Ms. Bryant asked about the application process for new members of the Landmarks Board.

Mr. Neal stated there was a first reading for Paden Chambers for the Commercial Street Representative in December; the second reading will occur on January 12, 2015. At the next meeting there will be a Commercial Street Representative. There is one other application that is in review for Kent Brown for Mid Town Representative position. Mr. David Brown can serve and vote until the new representative is available.

Ms. Bryant relayed that there is enough information compiled to make the application for the first round of Mid-Century Modern Structures for Trinity and King's Way.

Mr. Neal presented Ms. Ann Bayliff a plaque in recognition of her service to the Landmarks Board.

Ms. Bayliff commented that she has enjoyed being on the Board stating she feels good about leaving because everyone on the Board is interested in what they are doing in helping to shape the community in a historic way.

Mr. Neal commented that Ms. Bayliff has been a dedicated member of the Landmarks Board for many years.

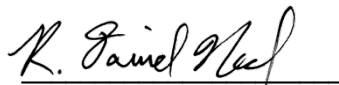
Any other matters that fall under the jurisdiction of the Board.

Mr. Eagleburger questioned if there was anything the Landmarks Board could have done to preserve the Lilly Tulip Cup, the Solo Factory.

Mr. Neal stated that City Council would need to be involved with nominating the structure as a landmark; steps that would need to be taken and opposition to overcome if you did not have the property owner's involvement and approval.

Mr. Neal noted there is a journal for the retiring Director of Planning, Ralph Rognstad, if anyone is interested in signing with well wishes.

There being no further business, the meeting was adjourned at approximately 6:35 pm.


R. Daniel Neal



LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

STAFF REPORT

WALNUT STREET URBAN CONSERVATION DISTRICT – WEST

DATE: January 30, 2015

PROPOSAL:

1. Install a new double faced wooden sign

BACKGROUND:

LOCATION: 1104 E. Walnut Street

APPLICANT: Robert Westfall

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS:

1. The house at 1104 E. Walnut Street is a contributing structure in the Walnut Street National Historic District.
2. The proposed sign is consistent with the Walnut Street Urban Conservation District –West requirements and Walnut Street Historic District Design Guidelines.
3. Building Development Services has sent the proposed sign out for review and recommends approval as submitted.

STAFF CONTACT:

Daniel Neal

Senior Planner

864-1036

ATTACHMENT A
BACKGROUND REPORT
1104 E. Walnut Street

APPLICANT'S PROPOSAL:

The applicant is requesting to install a new double faced wooden sign, mounted on wooden posts. The proposed sign is approximately 5 square feet in size and sign and the 4x4 posts shall be no taller than 3 feet 4 inches above grade level.

STAFF COMMENTS:

1. The Walnut Street Design Guidelines state that the applicant should consider signs that are consistent in scale and proportion to the building. Staff believes that the proposed sign meets all of the Walnut Street Design Guidelines and UCD requirements (see applicant's attachments for more detail). The proposed sign is consistent with other identification signs along Walnut Street.
2. The applicant has submitted a sign permit to Building Development Services for review. BDS has sent the proposed sign out for review to all relevant departments and recommends approval as submitted.
3. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Walnut Street UCD, Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
DESIGN STANDARDS & GUIDELINES
1104 E. Walnut Street

PERTINENT SECRETARY OF THE INTERIOR'S STANDARDS (FOR REHABILITATION)

2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

PERTINENT WALNUT STREET DESIGN GUIDELINES

SIGNAGE:

The Applicant Should Consider:

1. Using signs that are consistent in scale and proportion to the building.
2. Using flush-mounted signs.
3. Using hanging signs on post or lamp-pole.
4. Using lettering on awnings.
5. Using applied or painted lettering on porch cornice.
6. Painting a small sign on glazed areas of door or window.

The Applicant Should Avoid:

1. Using exterior neon signs.
2. Using moving or flashing signs.
3. Using interior-lit plastic signs.
4. Installing signs on the roof area.
5. Installing signs that are out of scale with the building.

ORDINANCE REVIEW

In addition, General Ordinance No. 3549 & 3560, which created the Walnut Street Urban Conservation district-East states:

In the event the Board concludes that the request, if granted, will have a detrimental effect upon the Urban Conservation District (UCD) or any adverse effect on an historical or architectural resource, then the Board shall deny the request for a certificate.



Application for Certificate of Appropriateness

****E-PLANS INSTRUCTIONS****

****PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION****

1. Pre-apply and, if needed, pay your processing fees online at this [LINK](#)
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only

Date Filed:

Received By:

Review:

☐ Administrative

☐ Landmarks Board

The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior Standards for Rehabilitation.
2. That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only)
3. That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance.

THEREFORE, applicant requests that the Certificate of Appropriateness be approved for the property as proposed in this submittal.

We, the signers of this application, do attest to the truth and correctness of all facts and information presented with this application and understand that, if approved, all work must be done under a building permit issued by the Department of Building Development Services. Approval of this application does not constitute approval of a building permit, nor does it certify that the zoning is appropriate for the proposed uses. These are separate processes that must be initiated by the applicants. We further understand that approval of this application does not constitute approval for tax certification under the Tax Reform Act of 1986 or amendments thereto.

Signature(s):

Robert Westfall

Date:

11/19/14

Please type or print name(s) clearly:

Robert Westfall

Exhibit A: REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Please use this form only. Form may be photocopied. Please type or print.

For instructions, see pages 5-8

1. Property address: 1104 E. Walnut St. Spgs., MO 65806

APPLICANT INFORMATION:

2. Name of current property owner: Robert Westfall

If corporation: Corporate Official: _____

Mailing Address: 1104 E. Walnut St. Spgs., MO. 65806

Zip Code: 65806 Telephone: 417-237-4877 Fax: 417-338-2506

E-mail: _____

3. AUTHORIZED REPRESENTATIVE:

(The representative should have the authority to commit the applicant to changes that may be suggested by the Board):

Name: same as above

Signature: _____

Mailing Address: _____

Telephone: _____ E-mail: _____

Zip Code: _____ Fax: _____

(Corporate Seal)

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: *(Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1055.)*

Date of discussion: 11/18/14

NOTE: The property owner must either sign this application or give City staff a power of attorney showing that another person is authorized to sign.

Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

Please use this form only. Form may be photocopied. Please type or print.

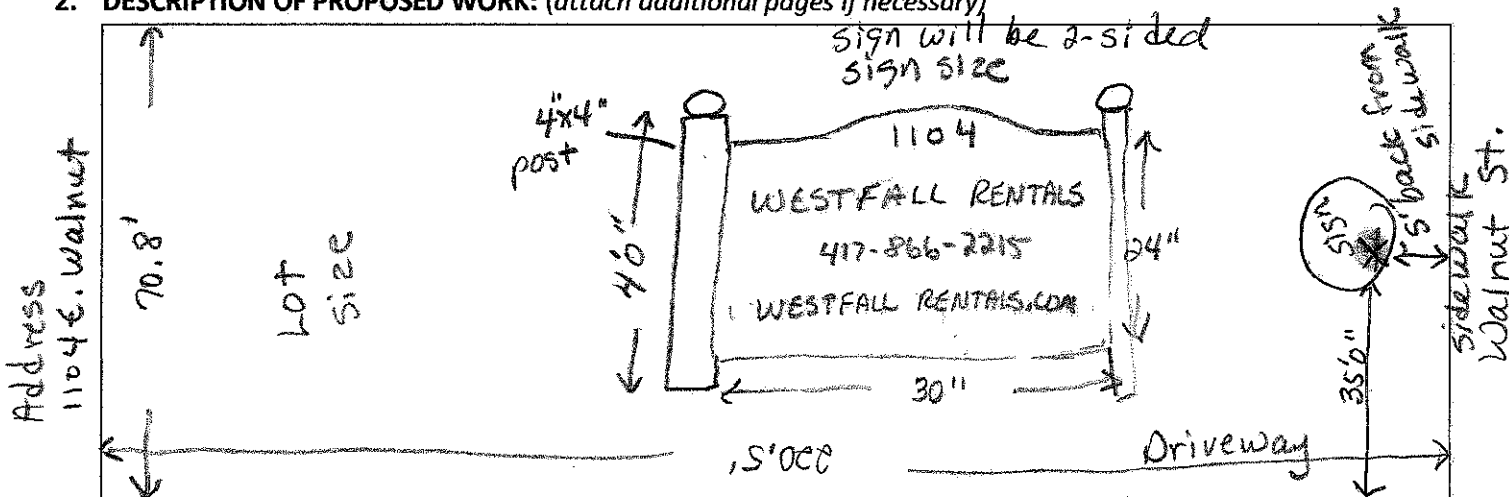
1. **TYPE OF WORK PROPOSED:** (Check all that apply. All work items require a written description of the proposed work. Additional required supporting information is denoted after each item and **must** be attached. See Instructions, page 5. **Maximum size for drawings: 11 x 17 inches.** NOTE: Even though you check the "Other" or the "New Construction" box, you must still give information on individual features such as windows, doors, etc., included in a large project.)

- | | | |
|---|--|---|
| ☐ Addition (1, 2, 3, 7) | ☐ Handicapped Ramp (1, 2, 3) | ☐ Sidewalk (1, 3) |
| ☐ Awnings (2, 3, 4 or 5, 6) | ☐ New Construction (1, 2, 3, 7) | ☐ Siding (3, 4 or 5) |
| ☐ Building Relocation (1, 2, 3, 7) | ☐ Parking (1, 3) | ☒ Sign (1, 2, 3, 6) |
| ☐ Demolition (1, 2, 3, 7) | ☐ Porch (1, 2, 3) | ☐ Window (2, 3, 4 or 5, 6) |
| ☐ Door (2, 3, 4 or 5, 6) | ☐ Retaining Wall (1, 2, 3) | ☐ Archeological Site (1, 3, 8) |
| ☐ Fence (1, 2, 3, 5) | ☐ Roof-New (3, 4 or 5, 7) | |
| ☐ Guttering (2, 3, 4 or 5, 6) | ☐ Re-roof (3, 4) | |

☐ Other (specify): _____

- | | |
|------------------------------------|--|
| 1 – Site Plans | 5 – Product literature |
| 2 – Elevations | 6 – Drawings |
| 3 – Photographs | 7 – Exhibit C – Why proposed work should be approved |
| 4 – Sample of materials to be used | 8 – State historic Preservation Officer Comments |

2. **DESCRIPTION OF PROPOSED WORK:** (attach additional pages if necessary)



NOTE: An application is considered incomplete until **all** supporting materials, as specified in Item 1 above, are attached. Incomplete applications will **not** be processed or scheduled for a public hearing.

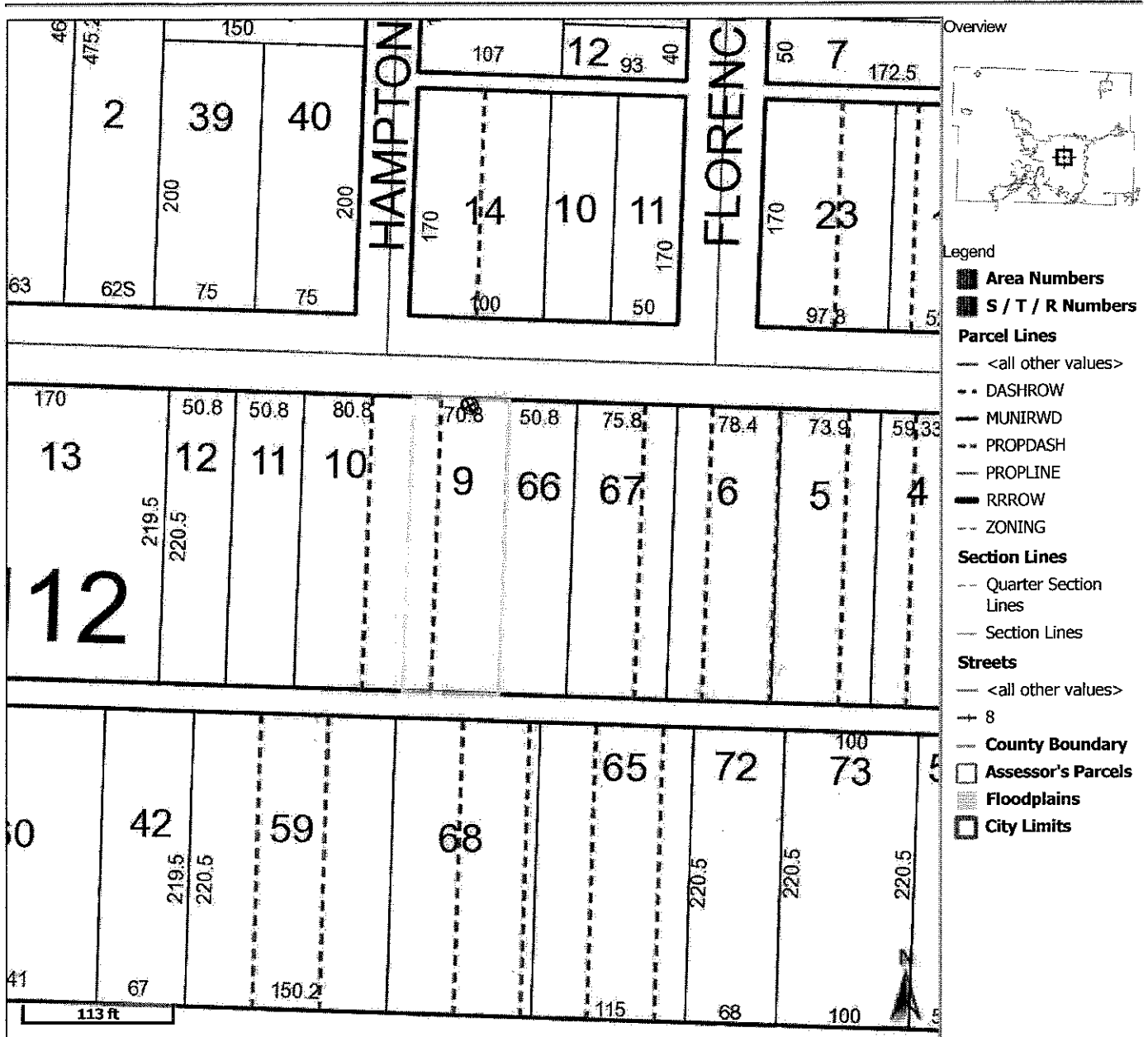
Post made out of treated 4x4
Sign made out of weather resistant board

Daniel Neal

Greene County, MO



Date Created: 11/25/2014



Parcel ID	881324112009	Alternate ID	n/a	Owner Address	WESTFALL, ROBERT W ETAL TR
Sec/Twp/Rng	24-29-22	Class	R		3590 STATE HWY 265
Property Address	1104 E WALNUT ST SPRINGFIELD	Acreage	0.360		BRANSON MO 65616
District	105				
Brief Tax Description	SMITHS AD E ADD LOT 9 & E 20 FT OF LOT 10 (Note: Not to be used on legal documents)				

Summary

Parcel ID 881324112009
Alternate ID
Property Address 1104 E WALNUT ST
Neighborhood 2075
Subdivision SMITHS ADD, A E
Tax District (105) SPRINGFIELD R12
School District (R12) SPRINGFIELD SCHOOL DIST
Living Unit 0
Total RES Living Area 2950
Total COM Living Area 0
Class Residential
Adjustments N/A
Book 2013
Page 01800713
Sec / Twp / Rng 24-29N-22W
Brief Tax Description SMITHS AD E ADD LOT 9 & E 20 FT OF LOT 10
(Note: Not to be used on legal documents)



[Click to Enlarge](#)

Owner

Westfall, Robert W Etal Tr
 3590 STATE HWY 265
 BRANSON MO 65616

Owner Info Last Updated 12/24/2013

Land

Total Acres: 0.3602

Sales

Date	Book	Page	Instr Type	Sale Type	Grantor	Grantee
4/26/2013	2013	01800713			WESTFALL, ROBERT	WESTFALL, ROBERT W ETAL TR
11/1/1998	2631	1290			WESTFALL, ROBERT	WESTFALL, ROBERT
8/1/1992	2209	1897			LOOMER, RODNEY E ETAL	LOOMER, RODNEY E ETAL

Dwelling Description

Card 1

Story Height 2
Ext. Wall STUCCO
Style OLD STYLE TWO STORY
Yr. Built 1893
Yr. Remodeled 1932
Basement PART
Heating CENTRAL
Fuel Type GAS
System HOT AIR
Attic UNFIN
Bedrooms 3
Full Baths 3
Half Baths 0

Add'l Fixtures	0
Total Fixtures	11
Int / Ext	1
Mason Trim Area	0
Unfinished Area	0
Rec. Room Area	0
FBLA	0
WBFP Stacks/Openings	0 / 0
Prefab Fireplace	0
Bsmt. Gar. (No Cars)	NO BASEMENT GARAGE
MSC O.F. DES/Quan	/ 0
MSC O.F. DES/Quan	/ 0
G.F.L.A.	2950
S.F.L.A.	2950

Additions



An error has occurred while trying to display part of this page.
This error has been logged and will be reviewed by support staff.

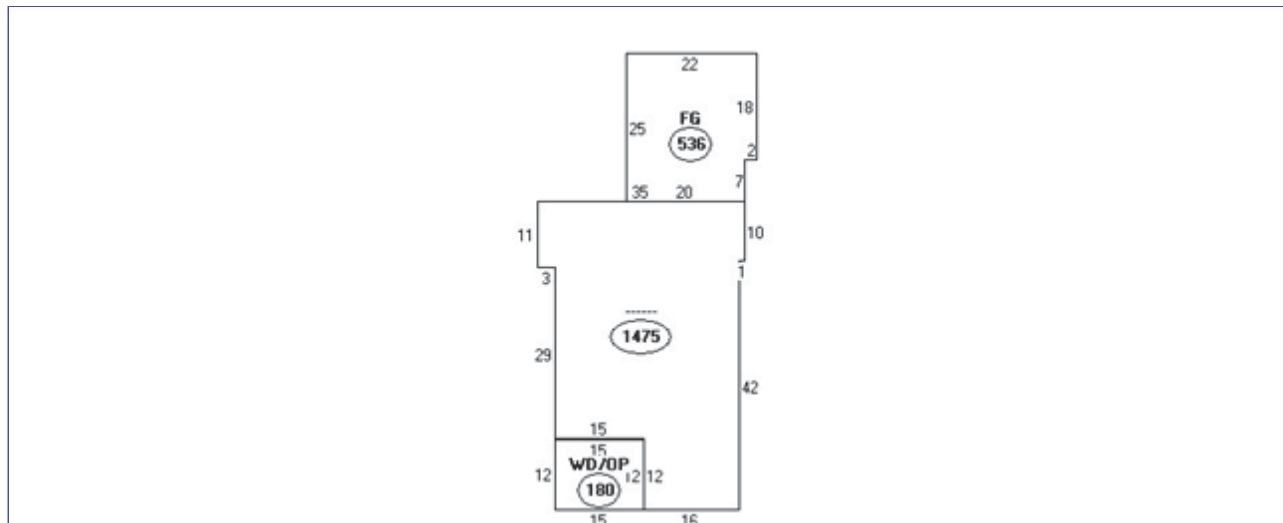
2014 Valuation

	Appraised Values	Assessed Values
Current Land	\$25,600	\$4,860
Current Building	\$91,800	\$17,440
Current Total	\$117,400	\$22,300

Photos



Sketches



No data available for the following modules: Permits, Building Description, Interior/Exterior Information, Other Features, Other Buildings & Yard Improvements. [Click here for help.](#)

Greene County makes no representations or warranties as to the suitability of this information for any particular purpose, and that to the extent you use or implement this information in your own setting, you do so at your own risk. The information provided herewith is solely for personal use and cannot be sold. In no event will Greene County be held liable for any damages whatsoever, whether direct, consequential, incidental, special, or claim for attorney fees, arising out of the use of or inability to use the information provided herewith. There is no warranty of merchantability or fitness for any purpose. This information may change or be deleted without notice.

Last Data Upload: 11/30/2014 12:37:28 AM



Address **1107 E Walnut St**

Address is approximate

1104 E. Walnut Street





Jeremiah W. (Jay) Nixon, Governor • Sara Parker Pauley, Director

DEPARTMENT OF NATURAL RESOURCES

www.dnr.mo.gov

December 19, 2014

Mr. Daniel Neal
Landmarks Board of Springfield
840 N. Boonville Ave.
Springfield, MO 65802

Re: Timmons Temple [preferred], 922 and 934 East Webster St., Springfield, Greene County

Dear Mr. Neal:

We are pleased to inform you that the above named property has been nominated for listing in the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing recognizes a property's historic importance to the community, state or Nation and assists in preserving our Nation's heritage.

As a Certified Local Government (CLG), your community has entered into a preservation partnership with the State Historic Preservation Office and the National Park Service. A key part of that partnership is reviewing and providing comments on National Register of Historic Places nominations for properties within your jurisdiction. To this end, please find enclosed a draft National Register of Historic Places Registration Form for the nominated property. By federal regulation, the CLG has 60 days to comment on the nomination. For more information, please read the enclosed, "Certified Local Governments and the National Register of Historic Places."

National Register nominations go through several layers of review. The review process involves staff of the State Historic Preservation Office, the chief elected official and preservation commission of CLGs, the Missouri Advisory Council on Historic Preservation, and the Keeper of the National Register.

The nomination has tentatively been scheduled for review by the Missouri Advisory Council on Historic Preservation. You are invited to attend the meeting which will begin at 9 a.m. on Friday, February 20, 2015 at the Lewis and Clark State Office Building, 1101 Riverside Dr., LaCharette Conference Room, Jefferson City, Missouri.

Attached please find "National Register of Historic Places Commonly Asked Questions." This explains in greater detail the results of listing in the National Register, the benefits of listing and the rights of owners to comment on or object to listing in the National Register. Additional information about the National Register of Historic Places program can be found at <http://www.dnr.mo.gov/shpo/national.htm>, or Kristi Chase at 573-751-7800, kristi.chase@dnr.mo.gov, or by writing the State Historic Preservation Office, P.O. Box 176, Jefferson City, Missouri 65102.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE

Mark A. Miles
Director and Deputy
State Historic Preservation Officer

MAM:cms

Enclosure as stated

*Celebrating 40 years of taking care of Missouri's natural resources.
To learn more about the Missouri Department of Natural Resources visit dnr.mo.gov.*

National Register of Historic Places Commonly Asked Questions

What is the National Register of Historic Places?

Authorized under the National Historic Preservation Act of 1966, the National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. The National Register is administered by the National Park Service under the Secretary of the Interior. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

What makes a property eligible for listing in the National Register?

To be eligible for listing in the National Register of Historic Places, a property must be historically significant and retain integrity.

Significance is the importance of a property in local, state or national history. The National Register defines four criteria used to evaluate significance. These include significance for association with: important events or broad patterns of history (Criterion A), important person(s) (Criterion B), or architecture/engineering (Criterion C). Properties, such as archaeological sites, can also be significant for their ability to yield important information about our history or prehistory (Criterion D).

Integrity is authentic historic character. The National Register evaluates integrity based on the property's historic location, design, setting, materials, workmanship, feeling and association.

How does listing affect my property rights?

- National Register listing places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.
- National Register listing does not lead to public acquisition or require public access.
- A property will not be listed if, for individual properties, the owner objects, or for districts, a majority of property owners object.
- National Register listing does not automatically invoke local historic district zoning or local landmark designation.

What are the benefits of listing?

Listing in the National Register of Historic Places provides formal recognition of a property's historical, architectural, or archeological significance based on national standards used by every state. Benefits include:

- Becoming part of the National Register Archives, a public, searchable database that provides a wealth of research information.
- Encouraging preservation of historic resources by documenting a property's historic significance.
- Providing opportunities for specific preservation incentives, such as:
 - Federal preservation grants for planning and rehabilitation when funds are available

- Federal investment tax credits
- State investment tax credits
- Preservation easements to nonprofit organizations
- Involvement from the Advisory Council on Historic Preservation when a Federal agency project may affect historic property.

What if I object to the listing of my property in the National Register?

Private property owners may comment on and/or object to the proposed nomination of their property to the National Register of Historic Places. Private property with a single owner cannot be listed in the National Register if the owner objects. In the case of a historic district or other property with multiple private owners, the district or property cannot be listed if a majority of those owners object. If less than a majority of private property owners object, their objection will be recorded and their property will still be included in the historic district. Each owner or partial owner of private property has one vote regardless of the portion owned. Though properties cannot be listed if a majority of owners object, the State Historic Preservation Officer may submit the nomination to the Keeper of the National Register for a determination of eligibility of the property for listing in the National Register.

The objection procedure for an owner or partial owner is as follows. Submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the property and objects to the proposed listing. Notarized objections must be submitted to Mr. Mark Miles, Director and Deputy State Historic Preservation Officer, State Historic Preservation Office, Department of Natural Resources, P.O. Box 176, Jefferson City, Missouri 65102 by the date of the Missouri Advisory Council meeting at which the property is to be reviewed (see cover letter).

Do I have to attend the Missouri Advisory Council on Historic Preservation meeting?

All Missouri Advisory Council on Historic Preservation (MOACHP) meetings are open to the public and property owners are welcome to attend. However, attendance is not required. Since the meeting agendas generally include the review of several nominations, time spent on each is limited. A copy of the MOACHP agenda with links to some draft National Register nominations can be found on the council's website prior to the Missouri Advisory Council meeting (www.dnr.mo.gov/shpo/moachp.htm) or by contacting the Missouri State Historic Preservation Office (see below).

How can I find out more?

More information can be found by visiting the following websites or by contacting the Missouri State Historic Preservation Office, P.O. Box 176, Jefferson City, MO 65102, 573-751-7858, or mshpo@dnr.mo.gov.

- Missouri State Historic Preservation Office: www.dnr.mo.gov/shpo/index.html
- National Register of Historic Places: www.nps.gov/history/nr/index.htm
- Federal Historic Preservation Tax Incentives: www.nps.gov/hps/tps/tax/index.htm
- State Historic Preservation Tax Incentives: www.dnr.mo.gov/shpo/TaxCrds.htm
- Missouri Advisory Council on Historic Preservation: www.dnr.mo.gov/shpo/moachp.htm

Certified Local Governments and the National Register of Historic Places

Introduction

As part of the partnership between the SHPO and a Certified Local Government (CLG), the CLG is responsible for reviewing and commenting on all National Register of Historic Places nominations for properties within its jurisdiction. In most cases, the SHPO receives a nomination first and forwards the draft to the CLG for review and comment. The CLG may also develop or receive the documentation necessary to nominate a property to the National Register. The commission must then forward the nomination to the SHPO for subsequent review by staff and the Missouri Advisory Council on Historic Preservation.

Commenting on Nominations:

The National Register of Historic Places nomination process requires public participation, so the review of a National Register nomination should be placed on the preservation commission agenda.

Preservation commissions have an intimate knowledge of local history and resources, and should use that knowledge to answer some basic questions about the property and the nomination:

- Using the National Register Criteria of Significance, is the property historically significant? (See Missouri CLG National Register of Historic Places Nomination Review Report Form.)
- Does the property retain historic integrity? (See Missouri CLG National Register of Historic Places Nomination Review Report Form.)
- To the best of your knowledge, is the information in the nomination correct?
- Does the nomination contain sufficient information to document the significance and integrity of the property?

Following review, both the local commission and the chief elected official of the CLG shall inform the SHPO and the property owner(s) of their separate opinions regarding the National Register nomination. This is to be done within 60 days of receipt of the nomination data from the owner or the SHPO.

If one or both the local commission and chief elected official support the nomination or if no comments are received, the SHPO will process the nomination according to federal guidelines. If both the local commission and the chief elected official oppose the nomination, a letter or report outlining the reasons for objection shall be forwarded to the SHPO. If both the local commission and chief elected official object to the nomination, the property will not be nominated to the National Register of Historic Places unless that decision is appealed by a property owner or interested party.

CLG Nomination Review Report Form

Attached is a review form that can be used to provide comments on National Register nominations to the SHPO. Use of this form *is not* required and is provided only as a guide for providing comments and recommendations.

Missouri CLG National Register of Historic Places Nomination Review Report Form

Property Name: Timmons Temple [preferred]

Address: 922 and 934 East Webster St., Springfield, Greene County

Certified Local Government: Landmarks Board of Springfield

Date of public meeting at which nomination was reviewed: _____

Criteria of Significance Please check below the responses appropriate to the nomination review.

NOTE: For more information on the criteria, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- ☐ Criterion A. Property is associated with events that have made a significant contribution to our history.
- ☐ Criterion B. Property is associated with the lives of persons significant in our past.
- ☐ Criterion C. Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (a district).
- ☐ Criterion D. Property has yielded or may be likely to yield information important in prehistory or history.
- ☐ None of the Above

Integrity Please check below the responses appropriate to the nomination review.

NOTE: For more information on integrity, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- ☐ The property retains authentic historic character from its period of significance.
- ☐ The property has been significantly altered and no longer retains authentic historic character from its period of significance.

Review Comments Please check below the responses appropriate to the nomination review.**Commission/Board**

- ☐ The commission/board recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- ☐ The commission/board recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- ☐ The commission/board chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Chief Elected Official

- ☐ The chief elected official recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- ☐ The chief elected official recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- ☐ The chief elected official chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Attach additional sheets for further comments.**CLG Commission/Board Chair or Representative**

Print Name: _____

Signature and Date: _____

Chief Elected Official or Designee

Print Name: _____

Signature and Date: _____

**CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 1014 E. Walnut Street

On January 21, 2015, the Landmarks Board staff found the following to be a matter of fact:

That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation.

That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only).

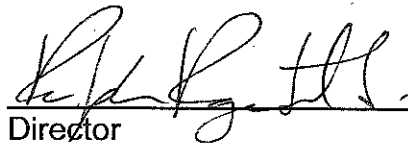
That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance and Building Code.

Based on this finding of fact, the Landmarks Board staff approved the following work item(s):

1. To renew a previously approved Landmarks Board Certificate of Appropriateness (WSW13-3, PLN2013-00224) that has expired. The previous request was to demo an existing structure and construct a new eight (8) unit apartment building.

Approval of these work items does not constitute approval of plans for building code purposes or for rehabilitation tax credits nor does it certify that the zoning is appropriate for the proposed uses.

This certificate expires after six months.



Director

Planning and Development

1-22-15

Date